



## *Planning & Zoning*

### Agendas & Minutes

JULY 18, 2007

A special meeting of the Sussex County Planning and Zoning Commission will be held Wednesday afternoon, JULY 18, 2007, at 3:00 P.M., in the County Council Chambers, County Administrative Office Building, Georgetown, Delaware.

### AGENDA

- I. Call to Order
- II. Approval of Agenda
- III. Old Business
  1. Subdivision #2005-45 – HFK, L.L.C. BG  
Preliminary and Final - Deere Pines Section B
  2. Subdivision #2005-82 – James and Mary Beth Parker MJ  
Final – Stoney Ridge Estates
  3. C/Z #1615 – North Milton Development Group II IGB
  4. C/Z #1616 – North Milton Development Group II and 1630 Ventures L.L.C. IGB
  5. C/Z #1617 – North Milton Development Group I and North Milton Development Group II IGB
  6. C/Z #1618 – North Milton Development Group II and 1630 Ventures L.L.C. IGB
  7. C/U #1724 – North Milton Development Group II IGB
  8. C/U #1725 – Harry Isaacs, Jr. IGB
  9. C/U #1705 – The Commonwealth Group MJ
  10. C/Z #1554 – Ordinance to Delete/Modify Conditions
  11. Ordinance Amendment – Increase Density in AR-1 District

IV. Other Business

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| 1.  | 84 Lumber<br>C/U #1601 – Revised Site Plan – Route 26                                    | RS  |
| 2.  | Warwick Park Owners Association, Inc.<br>Recreational Site Plan – Road 312               | MJ  |
| 3.  | Cannon Mill Court<br>Preliminary – Multi-Family Site Plan – U.S. Route 13 and 13A        | RW  |
| 4.  | EZ Loans<br>Preliminary Commercial Site Plan – U.S. Route 113                            | RS  |
| 5.  | The Peninsula MR/RPC<br>Revised Site Plan - Parcel J Sailside                            | MJ  |
| 6.  | The Peninsula MR/RPC<br>Revised Site Plan – Parcel K Marina Bay Area 2 and 3             | MJ  |
| 7.  | Subdivision #2005-27 – Burcap Partners<br>Buffer Requirements - Deep Branch Woods        | IGB |
| 8.  | Mill Pond Commons at Paynter's Mill<br>Easement Modification – Lot 44 John Rowland Trail | MJ  |
| 9.  | Subdivision #2003-27 – Main Street Homes, LLC<br>Time Extension                          | MJ  |
| 10. | Subdivision #2004-17 – Natelli Communities, Ltd.<br>Time Extension                       | MJ  |
| 11. | Subdivision #2004-28 – Thomas Brown<br>Time Extension                                    | IGB |
| 12. | Subdivision #2004-38 – River Basin Engineering<br>Time Extension                         | MJ  |
| 13. | Subdivision #2004-39 – Seneca Harbor Joint Venture<br>Time Extension                     | MJ  |

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| 14. | Subdivision #2005-30 – Salvatore Cangiano<br>Time Extension               | IGB |
| 15. | Subdivision #2005-59 – Landlock, LLC<br>Time Extension                    | RS  |
| 16. | Subdivision #2005-68 – Sandy Landing, L.L.C.<br>Time Extension            | RS  |
| 17. | Subdivision #2006-17 – Sawmill Associates, Inc.<br>Time Extension         | IGB |
| 18. | Dr. Jose Pando<br>C/U #1616 – Time Extension                              | MJ  |
| 19. | The Villas at Harmon Bay<br>C/U #1651 – Time Extension                    | MJ  |
| 20. | Marine Farm, L.L.C.<br>C/U #1678 – Time Extension                         | MJ  |
| 21. | Derrick Matthews<br>Lot on Existing 50' Right of Way – Road 524           | RW  |
| 22. | E. B. Workman<br>Parcel and 60' Right of Way – Road 598                   | RW  |
| 23. | Ricky R. and Linda K. Absher<br>2 Parcels and 50' Right of Way – Road 462 | BG  |
| 24. | Jack Payton<br>Lot and 50' Right of Way – Road 587                        | RW  |
| 25. | Alvin and Sharon Davis<br>Lot and 50' Right of Way – U. S. Route 13A      | BG  |
| 26. | Arthur G. Backus<br>4 Lots and 30' Right of Way – Route 30                | MJ  |
| 27. | Clarence J. Reed<br>Lot on Existing 50' Right of Way – Route 5            | IGB |

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| 28. | Kenneth D. Freidman, Sr.<br>3 Lots on 50' Right of Way – Road 291                         | MJ |
| 29. | Bayville Shores HR/RPC<br>Amended Site Plan – Route 54                                    | RS |
| 30. | Subdivision #2005-6 – The Marina at Pepper Creek<br>Revised Record Plan – Piney Neck Road | RS |

Pursuant to 29 Del.C. 10004 (e) (2) Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the Meeting.

POSTED: JUNE 29, 2007

## OLD BUSINESS

1. Subdivision #2005-45 -- application of **HFK, L.L.C.** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Dagsboro Hundred, Sussex County, by dividing 32.15 acres into 4 lots, located at the southeast corner of the intersection of Road 329 and Road 469.
2. Subdivision #2005-82 -- application of **JAMES AND MARY BETH PARKER** to consider the Subdivision of land in an AR-1 Agricultural Residential District in Indian River Hundred, Sussex County, by dividing 32.94 acres into 41 lots, (Cluster Development), located west of Route 30, 2,400 feet north of Road 48.
3. C/Z #1615 -- application of **NORTH MILTON DEVELOPMENT GROUP II** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying north of Route 16, 1,800 feet east of Route 30, to be located on 35.70 acres, more or less.
4. C/Z #1616 -- application of **NORTH MILTON DEVELOPMENT GROUP II and 1630 VENTURES, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a C-1 General Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying at the southeast corner of Route 16 and Route 30, and also south of Route 16, to be located on 56.48 acres, more or less.
5. C/Z #1617 -- application of **NORTH MILTON DEVELOPMENT GROUP I and NORTH MILTON DEVELOPMENT GROUP II** to amend the Comprehensive Zoning map from an AR-1 Agricultural Residential District to a HR-RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying north of Route 16, east of Route 30 and west of Road 212 (Cedar Creek Road), to be located on 435.67 acres, more or less.
6. C/Z #1618 -- application of **NORTH MILTON DEVELOPMENT GROUP II and 1630 VENTURES, L.L.C.** to amend the Comprehensive Zoning Map from an AR-1 Agricultural Residential District to a HR-RPC High Density Residential District-Residential Planned Community for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, land lying south of Route 16, east of Route 30 and west of the town limits of the Town of Milton, to be located on 226.41 acres, more or less.
7. C/U #1724 -- application of **NORTH MILTON DEVELOPMENT GROUP II** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for a sewage treatment plant to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 74.61 acres, more or less, lying east of Route 30, 0.6 mile south of Reynolds Pond Road (Road 231).

8. C/U #1725 -- application of **HARRY ISAACS, JR.** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for land application of sludge, treated sludge or any material containing these materials by spray irrigation to be located on a certain parcel of land lying and being in Broadkill and Cedar Creek Hundreds, Sussex County, containing 1,739.779 acres, more or less, lying on both sides of Route 16, both sides of Route 30, both sides of Road 231, east of Road 212, and both sides of Route 38.
9. C/U #1705 -- application of **THE COMMONWEALTH GROUP** to consider the Conditional Use of land in an AR-1 Agricultural Residential District for warehousing, mini-storage and contractor condominiums to be located on a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 74.04 acres, more or less, lying west of Park Avenue (State Truck Route 9), south of the railroad and 0.7 mile south of Route 9.
10. An Ordinance to delete and/or modify the conditions imposed in Ordinance No. 1770 for Change of Zone No. 1554, the application of Marine Farm, L.L.C., a MR-RPC Medium Density Residential District-Residential Planned Community located in Lewes and Rehoboth Hundred, Sussex County, lying southeast of Beaver Dam Road (Road 285) and southwest of Jintown Road (Road 285A)
11. Ordinance Amendment -- AN ORDINANCE TO AMEND CHAPTER 115 SECTION 22 OF THE CODE OF SUSSEX COUNTY ALLOWING FOR AN INCREASE OF DENSITY FOR MULTIFAMILY DWELLING STRUCTURES AND/OR TOWNHOUSES AND/OR TOWNHOMES IN AR-1 DISTRICTS WITHIN COMPREHENSIVE PLAN GROWTH AREAS, PROVIDING FOR SPECIFIC CIRCUMSTANCES, FEES AND/OR CONDITIONS FOR OBTAINING SUCH AN INCREASE IN DENSITY AND PROVIDING AN INCENTIVE FOR THE ACQUISITION AND PRESERVATION OF OPEN SPACE AND/OR ACTIVE AND/OR PASSIVE RECREATION AREAS.